BOOK 11539 PAGE 142

MAP: 108-08

PAR: 159.00

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Morris Schneider & Prior
Attn: Joel Freedman
3300 Northeast Expressway, Suite 8-B
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 30, 1994, and recorded in the Register's Office of Davidson County, Tennessee, at Book 9305, Page 13, ("Deed of Trust"), Rebecca Lisa Torrez conveyed to Lynn Allen Dixon, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Old Kent Mortgage Company; and

WHEREAS, **Old Kent Mortgage Company also known as Old Kent Mortgage Services, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Book 11424, Page 517**, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on April 1, April 8 and April 15, 1999, in THE NASHVILLE RECORD, by which advertisement the sale was held on May 27, 1999, at the Main South entrance in Nashville, Davidson County, Tennessee, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Rick Piliponis, Esq., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Ronnie Kelley**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $ 45,759.56; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Old Kent Mortgage Company also known as Old Kent Mortgage Services, Inc. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto the said **Ronnie Kelley**, his successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Being the southerly portion of Lot No. 26, and designated as Tax Assessors Parcel 159, of the Zone Lot Division of Lots Nos. 22 thru 28 and 68 thru 73, of East Lake Subdivision, Section 3, of record in Plat Book 5800, Page 151, amending Plat Book 5200, Page 342, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The last recorded Warranty Deed was filed of record at Book (*), Page , in the Register's Office of Davidson County, Tennessee. * (Book 9305, Page 10.)

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Ronnie Kelley**, his successors and assigns forever, to whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 21st day of May, 1999.

Clifton E. Darnell, Substitute Trustee

STATE OF Georgia
COUNTY OF DeKalb

On this 21st day of May, 1999, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal the day and year above written.

Janet H. Piecara
Notary Public

JANET H. PIECARA NOTARY PUBLIC DeKALB COUNTY GEORGIA EXPIRES MAR. 10, 2003

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 45,759.56, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 21st DAY OF MAY 1999.

Janet H. Piecara
Notary Public

JANET H. PIECARA NOTARY PUBLIC DeKALB COUNTY GEORGIA EXPIRES MAR. 10, 2003

My Commission Expires: _____

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MSP No.: 347.990043TN (Torrez)
Lender Loan No.: 0838700
Property Address: 3150 East Lake Drive, Nashville, TN 37214
Tax Parcel ID No.:

Mail Tax Notices To and Property Owner:
Ronnie Kelley
1804 Brookvalley Place
Mt. Juliet, TN 37122

06002918
IDENTIFICATION REFERENCE
99 JUN 23 AM 8:39
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
RECORDED
3075 06/23 0101 03CHECK 180.31

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06029918

INSTR. # REFERENCE

99 JUN 23 AM 8:39

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CASH	4951.56
CON TX	169.31
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	180.31
CHECK	180.31

06/23/99 01 08:45 0001 3075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481613